



**City of  
Norfolk**  
Office of the City Manager

C: Dir., Department of Planning

September 19, 2006

To the Honorable Council  
City of Norfolk, Virginia

Re: Change of Zoning - From C-1 (Limited  
Commercial) District to conditional C-2  
(Corridor Commercial) District.

Ladies and Gentlemen:

**I. Recommended Action:**

The attached ordinances approve the request should it be the desire of the City Council.

**II. Overview**

This agenda item would permit a rezoning and special exception on premises located at 713 – 721 Fisherman's Road and 8471 – 8475 Chesapeake Boulevard.

**III. Analysis**

**A. General**

This site is currently zoned for limited commercial and is developed with several offices and beauty salons. The applicant is proposing to change the zoning designation from C-1 (Limited Commercial) to Conditional C-2 (Commercial Corridor). This zoning change would allow the applicant to demolish two existing buildings on the site and use one of buildings formerly used as a hair salon for an eating and drinking establishment.

The applicant is proposing 32 seats indoors, 9 seats outdoors, and 5 employees for a total occupancy of not to exceed 46 people.

There will be no entertainment and the proposed hours of operation for the sale of alcoholic beverages are from 11:00 a.m. to 8:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday and Saturday.

B. Fiscal  
N/A

C. Environmental  
N/A

D. Community Outreach/Notification

In accordance with the Norfolk City Charter and Virginia state law, a public hearing is required for this item. Public notification for this item was conducted through the City of Norfolk's agenda notification process. Additionally, the Ocean Air, Bay View and Northside residential neighborhoods were sent a notice of the Planning Commission's hearing on this item.

#### IV. Board/Commission Action

**By a 7 to 0 vote**, the Planning Commission unanimously recommends **approval** of this rezoning and adult use special exception to operate an eating and drinking establishment subject to the following conditions:

- 1) Permitted uses on the site shall include all those uses permitted under C-1 (Limited Commercial) as well as operation of an eating and drinking establishment, by special exception.
- 2) The two existing buildings located south of the one-story frame and masonry building fronting on Fisherman's Road known as 721 Fisherman's Road will be demolished.
- 3) The hours of operation and for the sale of alcoholic beverages shall be from 11:00 a.m. until 8:00 p.m. Sunday through Thursday and from 11:00 a.m. until 11:00 p.m. Friday and Saturday.
- 4) The seating capacity for the restaurant shall not exceed 32 indoor seats and 9 outdoor seats, and the total occupancy, including employees, shall not exceed 46 people.
- 5) There shall be no entertainment provided.
- 6) This special exception shall automatically expire upon a change in ownership of the property, a change in possession, or a change in the operation or management of the facility.
- 7) There shall be no off-premises sales of alcoholic beverages.



- 8) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- 9) Any requirements, limitations, or restrictions imposed by the Virginia ABC Commission or by any provision of Virginia law upon this establishment which are more stringent than the requirements of this Special Exception shall be effective and binding. Any violation of such requirement, limitation, or restriction imposed by the ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- 10) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the facility is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- 11) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- 12) A copy of this Special Exception ordinance and "Exhibit A" (including the floor plan) shall be available on site at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- 13) When the facility is leased, let, or used by a third party to stage an event for profit, the facility manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of the event.

The City Council, in considering these conditions, must also determine that the proposed Special Exception complies with each of the requirements of Section 25-7 of the Zoning Ordinance of the City of Norfolk. The requirements address compatibility with the objectives and policies of The General Plan of Norfolk, assurance against a negative impact on the value of other properties within the neighborhood, traffic congestion, impact on natural resources (water and air quality) and other conditions as noted in the attached ordinance.

It should be noted that violation of any provision or condition of this ordinance shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) and shall constitute grounds for revocation of this Special Exception.

**V. Conclusion**

A rezoning and special exception on premises located at 713 – 721 Fisherman's Road and 8471 – 8475 Chesapeake Boulevard are required for approval of the applicant's request. The attached ordinances approve the request should it be the desire of Council.

Respectfully submitted,



Regina V.K. Williams  
City Manager

**Coordination/Outreach**

This agenda item has been coordinated with the Department of Planning and the City Attorney's Office.

Form and Correctness Approved: *RAJ*

Contents Approved:

By *[Signature]*  
Office of the City Attorney

NORFOLK, VIRGINIA

By *Leonard M. Mucenita*  
DEPT.**ORDINANCE No.**

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 713 TO 721 FISHERMAN'S ROAD AND 8467 TO 8475 CHESAPEAKE BOULEVARD FROM C-1 (LIMITED COMMERCIAL) TO CONDITIONAL C-2 (CORRIDOR COMMERCIAL)

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 713 to 721 Fisherman's Road and 8467 to 8475 Chesapeake Boulevard is hereby rezoned from C-1 (Limited Commercial) to Conditional C-2 (Corridor Commercial). The property which is the subject of this rezoning is more fully described as follows:

Property extending 120 feet, more or less, along the southern line of Fisherman's Road beginning 80 feet, more or less, from the eastern line of Old Ocean View Road and extending eastwardly; property also fronts 92 feet, more or less along the western line of Chesapeake Boulevard beginning 198 feet, more or less, south of Fisherman's Road; premises numbered 713 to 721 Fisherman's Road and 8467 to 8475 Chesapeake Boulevard.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

- (a) Permitted uses on the site shall include all those uses permitted under C-1 (Limited Commercial) as well as operation of an eating and drinking establishment, by special exception.
- (b) The two existing buildings located south of the one-story frame and masonry building fronting on Fisherman's Road known as 721 Fisherman's Road will be demolished.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

7/13/06 trr

Form and Correctness Approved: *RAP*

Contents Approved:

By *Adams Mills*  
Office of the City Attorney

NORFOLK, VIRGINIA

By *Resner M. Newcomb*  
DEPT.**ORDINANCE No.**

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT ON PROPERTY LOCATED AT 713 TO 721 FISHERMAN'S ROAD AND 8467 TO 8475 CHESAPEAKE BOULEVARD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Nicholas Vandergrift authorizing the operation of an eating and drinking establishment on property located at 713 to 721 Fisherman's Road and 8467 to 8475 Chesapeake Boulevard. The property which is the subject of this Special Exception is more fully described as follows:

Property extending 120 feet, more or less, along the southern line of Fisherman's Road beginning 80 feet, more or less, from the eastern line of Old Ocean View Road and extending eastwardly; property also fronts 92 feet, more or less along the western line of Chesapeake Boulevard beginning 198 feet, more or less, south of Fisherman's Road; premises numbered 713 to 721 Fisherman's Road and 8467 to 8475 Chesapeake Boulevard.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation and for the sale of alcoholic beverages shall be from 11:00 a.m. until 8:00 p.m. Sunday through Thursday and from 11:00 a.m. until 11:00 p.m. Friday and Saturday.
- (b) The seating capacity for the restaurant shall not exceed 32 indoor seats and 9 outdoor seats, and the total occupancy, including employees, shall not exceed 46



people.

- (c) There shall be no entertainment provided.
- (d) This special exception shall automatically expire upon a change in ownership of the property, a change in possession, or a change in the operation or management of the facility.
- (e) There shall be no off-premises sales of alcoholic beverages.
- (f) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (g) Any requirements, limitations, or restrictions imposed by the Virginia ABC Commission or by any provision of Virginia law upon this establishment which are more stringent than the requirements of this Special Exception shall be effective and binding. Any violation of such requirement, limitation, or restriction imposed by the ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or

restrictions imposed by the ABC Commission or by Virginia law.

- (h) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the facility is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (i) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (j) A copy of this Special Exception ordinance and "Exhibit A" (including the floor plan) shall be available on site at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (k) When the facility is leased, let, or used by a third party to stage an event for profit, the facility manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of the event.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:



- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which

cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- Violation of any provision or condition of this ordinance or section 25-9 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of said Zoning Ordinance and shall constitute grounds for revocation or cancellation of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT  
Exhibit A (2 pages)



# City of Norfolk

## EXHIBIT "A" Description of Operations On-Premise Sale of Alcoholic Beverage

Date of Application 2-6-06

Trade name of business: \_\_\_\_\_

Address of business: 721 Fishermans

Name(s) of business owner(s) Nicholas Vandergrift

Name(s) of property owner(s): Nicholas Vandergrift

Name(s) of business manager(s)/operator(s): Nicholas

Daytime telephone number: ( ) \_\_\_\_\_

1. Seating

a. Indoor

Number of seats 26 NV Number of bar seats 6

Number of tables 7 NV

b. Outdoor

Number of seats 9 Number of tables 3

c. Number of employees 5 NV

Total Occupancy (Indoor and Outdoor and employees) 46 NV

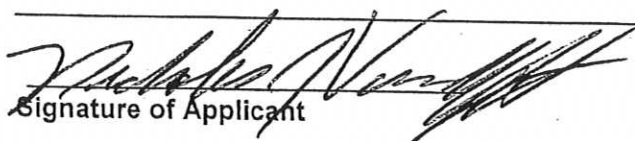
2. Describe type tables and booth (i.e., rounds of 4, booth seats 6, etc.)

Round Tables, Booths Sq. tables

3. Will indoor or outdoor entertainment be provided? NO If yes, describe the type of entertainment (i.e., 3 piece band, disc jockey, etc.)

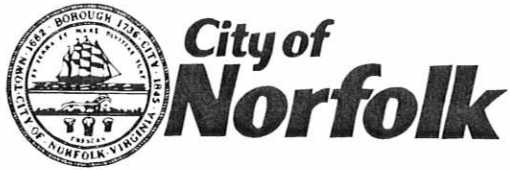
ABC On-Premises Special Exception  
Page 2

4. If entertainment will be provided:  
a. Leasable square footage of establishment: \_\_\_\_\_  
b. Size of dance floor: \_\_\_\_\_ square feet.
5. Type of alcoholic beverage applied for:  
☒ Beer    ☒ Wine    ☒ Mixed Beverage
6. Will video games, pool tables, game boards or other types of entertainment be provided? If yes, please describe type and number of each game to be provided:  
NO
7. Will patrons ever be charged to enter the establishment? NO  
If yes, explain: \_\_\_\_\_
8. Will the facility be available for private parties? NO  
If yes, explain: \_\_\_\_\_
9. Type of ABC license applied for (check all applicable boxes):  
☒ On-Premises    ☐ Off-Premises (second application required)
10. Additional comments/description/operational characteristics:  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature of Applicant

Note: A page size drawing showing the floor plan, seating arrangement, bar arrangement, entrances and exits and dance floor location and size must be submitted with this exhibit (see attached Floor Plan example).





Inter Department Correspondence Sheet

TO: City Manger

FROM: City Planning Commission

COPIES TO:

SUBJECT: Application for a Change of Zoning (Cont. 4 P.H. 22 June 2006)

**PART 1: APPLICATION DESCRIPTION:**

Nature of Application:

- a. **Change of Zoning:** From C-1 (Limited Commercial) District to conditional C-2 (Corridor Commercial) District
- b. **Special Exception:** To operate an Eating and Drinking establishment

Location: 713 – 721 Fisherman's Road  
8471 – 8475 Chesapeake Boulevard (Maps 1 and 2)

Applicant: Nicholas Vandergrift

Property Owner: Nicholas Vandergrift

Description of proposed use:

This site is currently zoned for limited commercial and is developed with several offices and beauty salons. The applicant is proposing to demolish two existing buildings on the site and use one of buildings formerly used as a hair salon for an eating and drinking establishment.

The applicant is proposing 32 seats indoors, 9 seats outdoors, and 5 employees for a total occupancy of 46 people.

There will be no entertainment and the proposed hours of operation for the sale of alcoholic beverages are from 11:00 a.m. to 8:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday and Saturday.

Conditions proffered by applicant:

The applicant has proffered the following condition:

1. Two of the existing buildings on the site will be demolished as indicated on the attached site plan.

Description of existing land use pattern:

The site is an 'L' shaped lot that fronts on the south side of Fisherman's Road and the west side of Chesapeake Boulevard. Several residential neighborhoods, including Ocean Air, Bay View and Northside are located to the north, west and south of the site and are developed generally with single family homes.

Chesapeake Boulevard is located to the east of the site and is developed with commercial uses such as a grocery store, doctor's offices and other retail sales and service establishments.

## **PART 2: ANALYSIS/EVALUATION:**

Prior Zoning History:

The Planning Commission has not recently considered any relevant applications in this vicinity.

Neighborhood Impact:

The proposed rezoning would permit the eating and drinking establishment. Subject to the limited capacity and hours of operation, the eating and drinking establishment should not have an adverse impact on the surrounding neighborhoods.

General Plan Impact:

This site is too small in size (under 3 acres) to be individually depicted in the General Plan.

Zoning Impact:

This application is for a special exception, which acknowledges that while the use is generally permitted in the district, it is of such a character that careful scrutiny is needed to determine if it is appropriate in this specific location and, if so, under what conditions.

The application for an eating and drinking establishment requires an adult use special exception, to which particular locational standards (described in

Subsection 25-10.1) dealing with the concentration of similar facilities and the proximity to residential districts apply. Granting the request could require the waiver of these standards. Two waivers are needed for this application as is illustrated on Map 6.

The waivers may be granted by City Council if all four of the following findings are made:

- 1) that the proposed use will not be contrary to the public interest or be injurious to nearby properties, and that the spirit and intent of the zoning ordinance will be observed;
- 2) that the establishment of an additional adult use in the area will not conflict with any Council adopted objectives, plans or programs for the area;
- 3) that the establishment of an additional adult use will not be contrary or detrimental to any program of neighborhood conservation or renewal in adjacent residential areas; and
- 4) that all applicable regulations of the zoning ordinance and special conditions attached to special exception will be observed.

As shown on Map 1, the site is located in a C-1 (Limited Commercial) district, which is developed with conforming uses. This use will have to observe the general conditions for special exceptions contained in Section 25-9 of the Zoning Ordinance and the special standards relating to adult uses contained in Subsection 25-10.1.

### **PART 3: RECOMMENDATION:**

The Planning Commission unanimously recommends (by a 7 to 0 vote) recommends that this rezoning and adult use special exception to operate an eating and drinking establishment be approved subject to the following conditions:

- 1) Permitted uses on the site shall include all those uses permitted under C-1 (Limited Commercial) as well as operation of an eating and drinking establishment, by special exception.
- 2) The two existing buildings located south of the one-story frame and masonry building fronting on Fisherman's Road known as 721 Fisherman's Road will be demolished.
- 3) The hours of operation and for the sale of alcoholic beverages shall be from 11:00 a.m. until 8:00 p.m. Sunday through Thursday and from 11:00 a.m. until 11:00 p.m. Friday and Saturday.

- 4) The seating capacity for the restaurant shall not exceed 32 indoor seats and 9 outdoor seats, and the total occupancy, including employees, shall not exceed 46 people.
- 5) There shall be no entertainment provided.
- 6) This special exception shall automatically expire upon a change in ownership of the property, a change in possession, or a change in the operation or management of the facility.
- 7) There shall be no off-premises sales of alcoholic beverages.
- 8) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- 9) Any requirements, limitations, or restrictions imposed by the Virginia ABC Commission or by any provision of Virginia law upon this establishment which are more stringent than the requirements of this Special Exception shall be effective and binding. Any violation of such requirement, limitation, or restriction imposed by the ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- 10) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the facility is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- 11) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.



- 12) A copy of this Special Exception ordinance and "Exhibit A" (including the floor plan) shall be available on site at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- 13) When the facility is leased, let, or used by a third party to stage an event for profit, the facility manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of the event.
- 14) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- 15) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- 16) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- 17) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- 18) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 19) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- 20) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;

- 21) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- 22) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- 23) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- 24) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.
- 25) Violation of any provision or condition of this ordinance shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of The Zoning Ordinance of the City of Norfolk (1992, as amended) and shall constitute grounds for revocation of this special exception.

#### **MAPS:**

1. Location
2. Location and zoning
3. Site Plan
4. Elevation (A)
5. Elevation (B)
6. Floor Plan
7. Adult Use Waivers Needed

#### **Property Description:**

Property extending 120 feet, more or less, along the southern line of Fisherman's Road beginning 80 feet, more or less, from the eastern line of Old Ocean View Road and extending eastwardly; property also fronts 92 feet, more or less along the western line of Chesapeake Boulevard; premises numbered 713-721 Fisherman's Road and 8471-8475 Chesapeake Boulevard.

**Proponents:**

Nick Vandergrift  
1434 East Ocean View Avenue  
Norfolk, VA 23503

**Opponents:**

James Janata  
3124 East Ocean View Avenue  
Norfolk, VA 23518

A handwritten signature in cursive script, appearing to read "Stanley Stein".

Stanley Stein  
Acting Executive Secretary

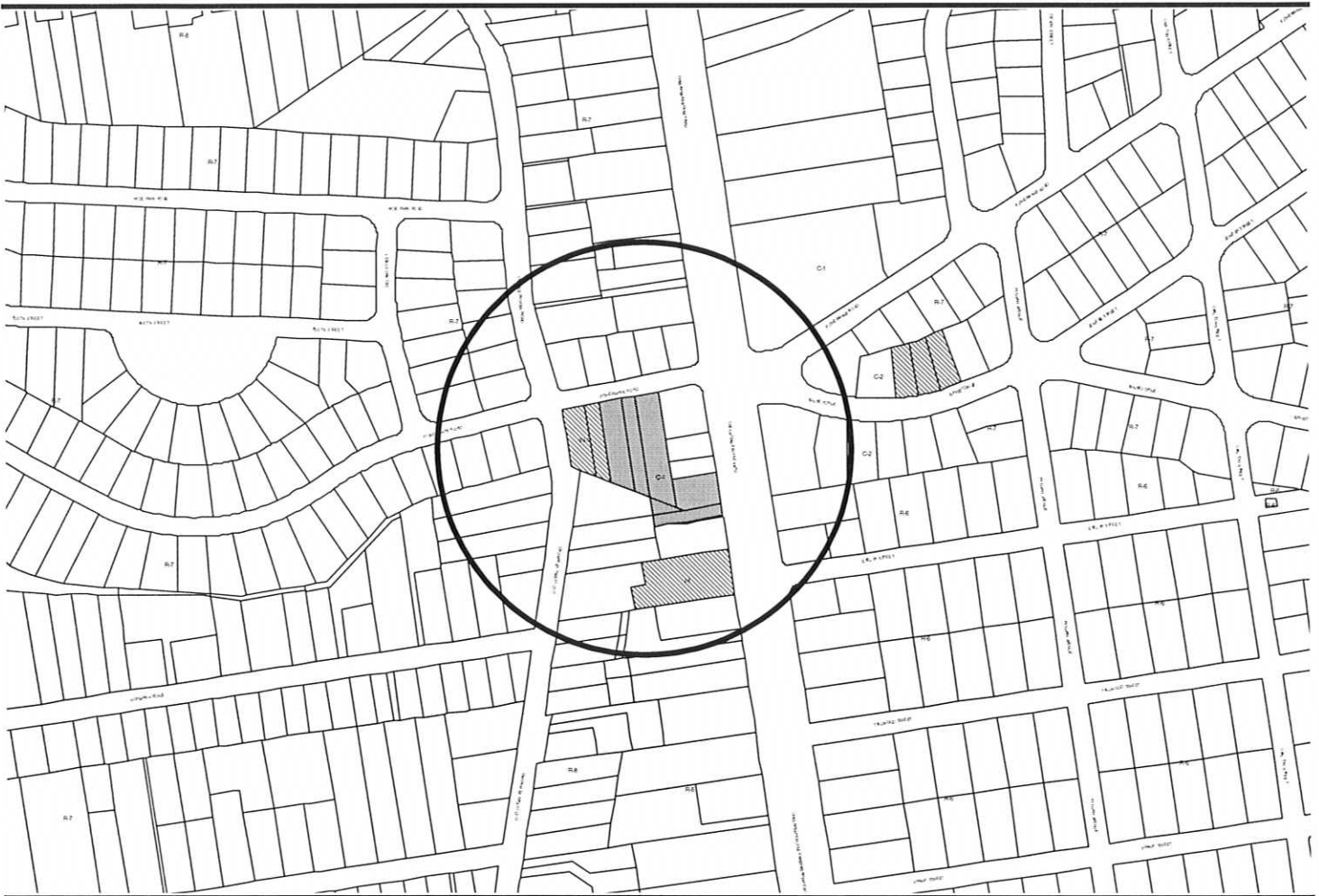
Attachments

# 1. LOCATION AND ZONING

## PROPOSED REZONING & ADULT SPECIAL EXCEPTION

**NICHOLAS VANDERGRIFT**

**713-721 Fisherman's Road & 8471-8475 Chesapeake Boulevard**



Planning Commission Public Hearing

June 22, 2006

Continued Application 4 a & b



Location





## 2. SITE

### PROPOSED REZONING & ADULT SPEICAL EXCEPTION

**NICHOLAS VANDERGRIFT**  
**713-721 Fisherman's Road & 8471-8475 Chesapeake Boulevard**



Planning Commission Public Hearing

June 22, 2006

Continued Application 4 a & b



Location



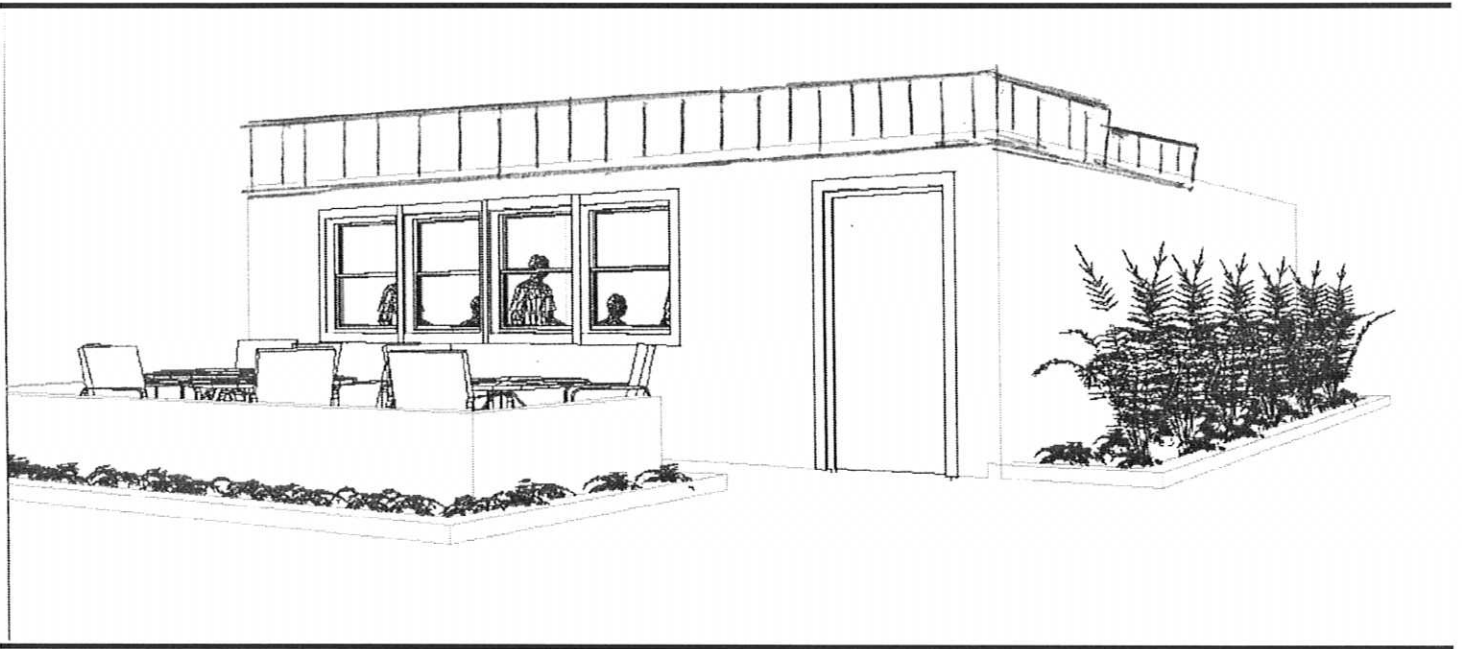
Continued Application 4 a &amp; b

4. ELEVATION (A)

PROPOSED REZONING & ADULT SPECIAL EXCEPTION

**NICHOLAS VANDERGRIFT**

**713-721 Fisherman's Road & 8471-8475 Chesapeake Boulevard**



Planning Commission Public Hearing

June 22, 2006

Continued Application 4 a & b

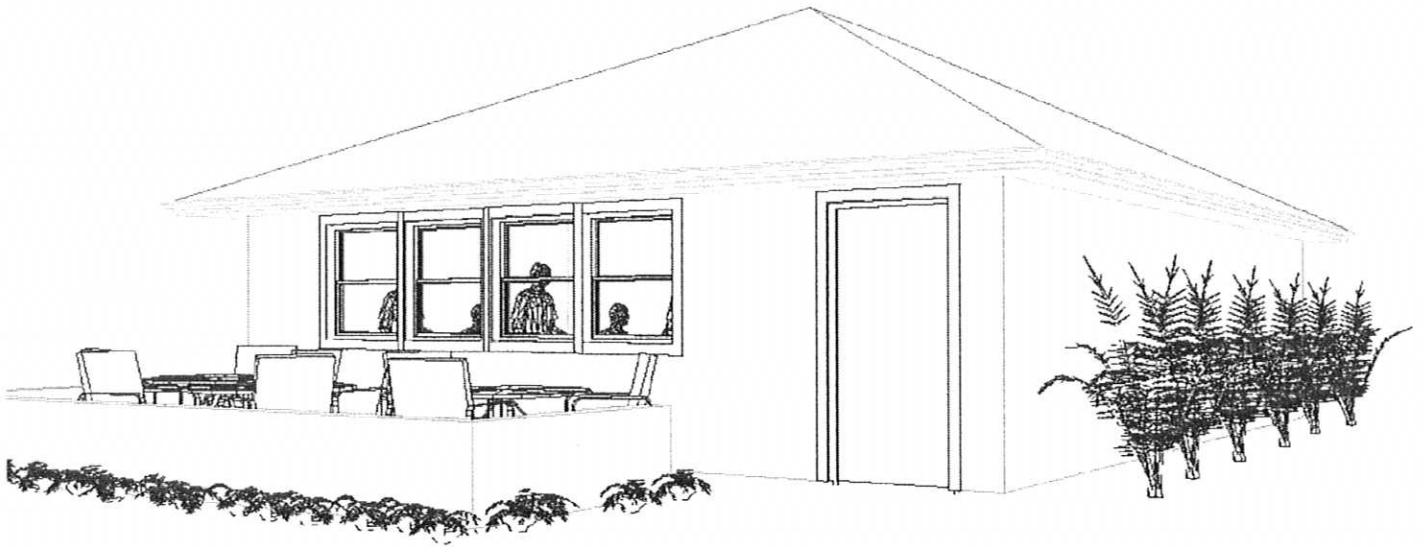
4. ELEVATION (B)

PROPOSED REZONING & ADULT SPECIAL EXCEPTION

**NICHOLAS VANDERGRIFT**

**713-721 Fisherman's Road & 8471-8475 Chesapeake Boulevard**

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Planning Commission Public Hearing

June 22, 2006

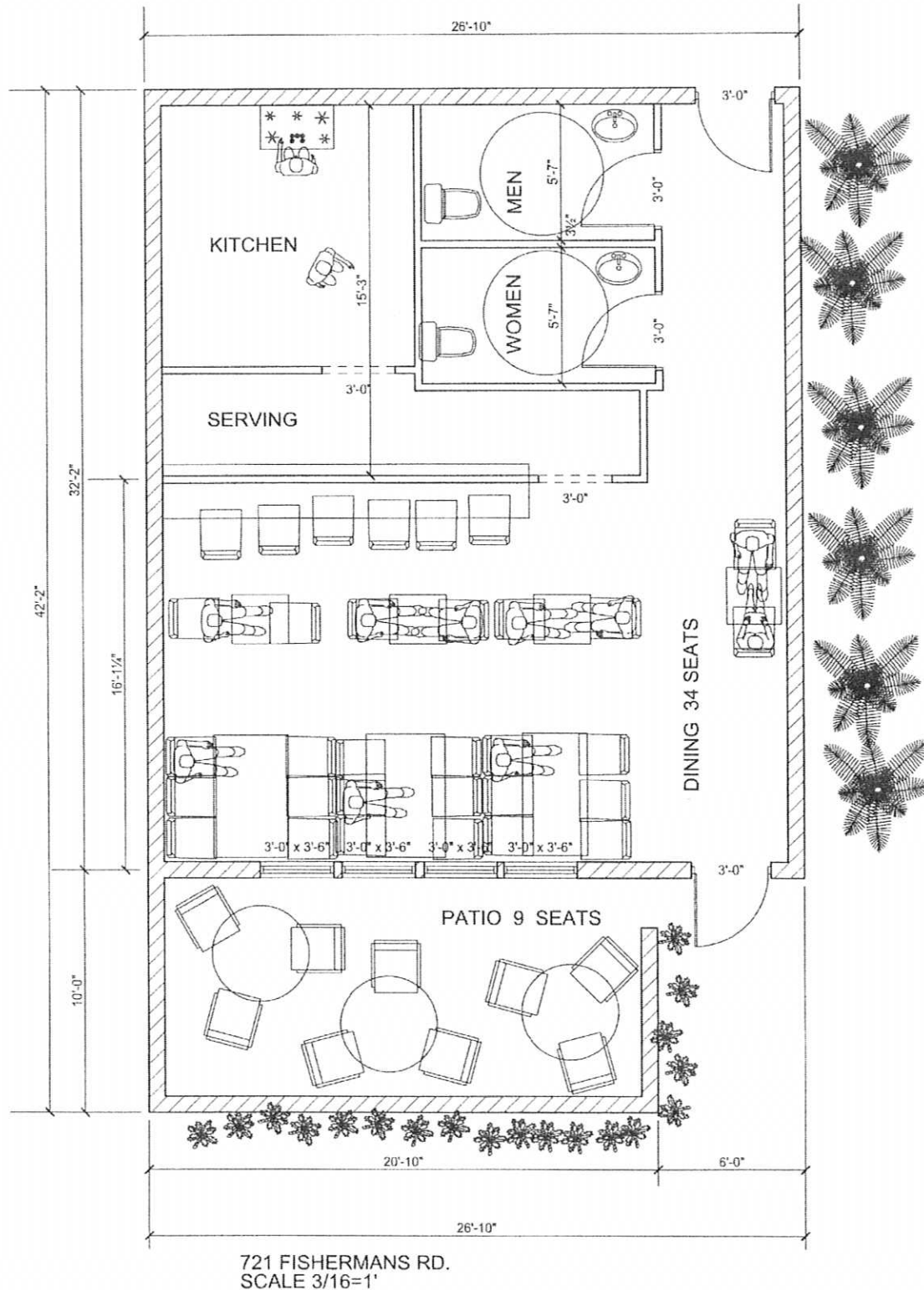
Continued Application 4 a & b

## 5. FLOOR PLAN

PROPOSED REZONING & ADULT SPECIAL EXCEPTION

NICHOLAS VANDERGRIFT

713-721 Fisherman's Road & 8471-8475 Chesapeake Boulevard



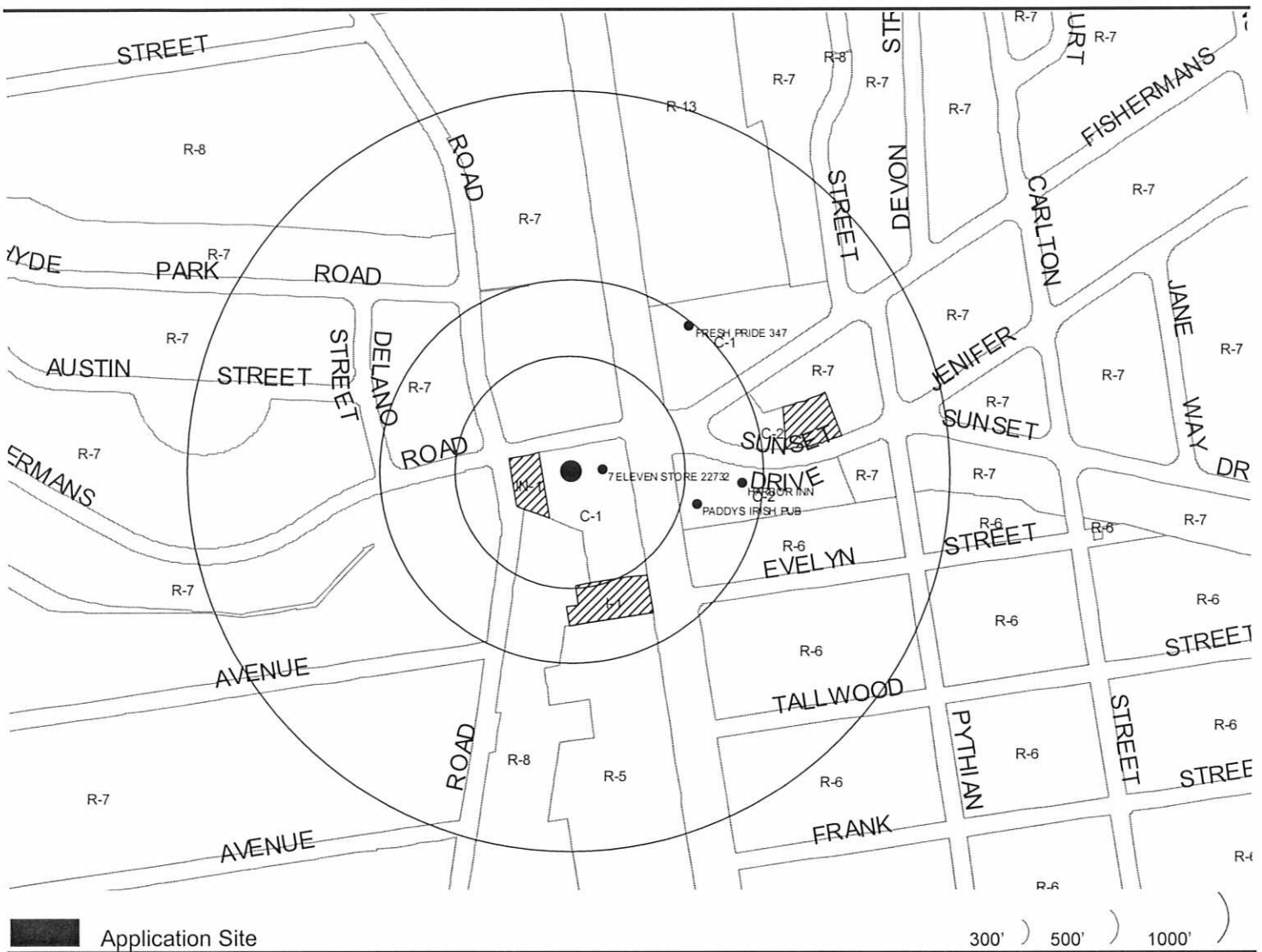


# 6. ADULT USE WAIVERS NEEDED

## PROPOSED REZONING & ADULT USE SPEICAL EXCEPTION

NICHOLAS VANDERGRIFT

713-721 Fisherman's Road & 8471-8475 Chesapeake Boulevard



Planning Commission Public Hearing  
June 22, 2006 Continued Application 4 a & b



1. Other adult uses within 1000 feet  
☐ No ☒ Yes  
☒ Waiver required (if two or more)
2. Residential zone district boundary within 500 feet of establishment.  
☒ No ☐ Yes (waiver required)
3. Residential zone boundary within 300 feet of the establishments required parking.  
☐ No ☒ Yes (waiver required)



***Nicholas & Company Construction, LLC***

1434 East Ocean View Avenue Unit 6  
Norfolk, Virginia 23503  
757-480-1855; 672-2157; 757-472-9321  
nicholasandco@aol.com

**September 08, 2006**

**Lenny:**

**This a request to postpone for our meeting with City Council for approval of the proposed restaurant at 721 Fishermans Road in Norfolk.**

**Thank you,**

  
**Nick Vandergrift**